

**WILLIAMSTOWN TOWNSHIP
PLANNING COMMISSION MEETING
January 20, 2016
Minutes**

CALL TO ORDER

The Williamstown Township Planning Commission convened at 7:30 pm at the Williamstown Township Hall located at 4990 Zimmer Road, Williamston, Michigan. Chair Eidt called the meeting to order and reviewed the agenda.

PRESENT: Chair Eidt, Vice Chair LaMore Secretary Brown-Timm, Commissioners Giese, Weston, DeShon and Davis. **ABSENT:** Commissioner Korson and Trustee Eyster.

ALSO PRESENT: Planning Consultant Chris Doozan of McKenna Associates and Planning Assistant Rhea Johnson

MINUTES APPROVAL

Commissioner De Shon moved to approve the minutes of December 16, 2015.

Seconded by Commissioner Davis

Discussion: none

Motion approved

PUBLIC COMMENT

None- Closed at 7:33 pm

PUBLIC HEARING

Application for Site Plan Review- Red Cedar Renaissance Cut 2015

Chair Eidt opened the public hearing and requested the Township Planning Consultant, Chris Doozan, to review his assessment of the Site Plan.

Chris Doozan reviewed his letter to the Planning Commission dated January 19, 2016 addressing the requirements for approval outlined in the Zoning Ordinance for a Site Plan.

The applicant, Jason Hockstok, Ferguson/Continental Lansing, LLC introduced Eric Iverson, LSG, Tom Stover, property owner, Mike Nurse, environmental consultant and David Love, Ingham County Drain Engineer.

General Comments

Mr. Iverson referenced Mannik/Smith letter dated January 14, 2016 and does not anticipate nutrient removal with removal of wetland. Cut is into wetland buffer and not the wetland itself. He states flood plain is a benefit to all. He also states, cut is not solely a private transaction but instead in partnership with the City of Lansing.

Mr. Nurse commented any disturbance to a site will have an impact. He states there are two benefits to the cut. One, providing a wetland and two, production of flow benefits the river.

Commissioner Weston asked about current project in East Lansing, across from building site, how they handled issue of floodplain. Mr. Hockstok could not comment.

Commissioner Giese had questions regarding tree inventory. Mr. Hockstock commented cut is being made with least amount of impact.

Tom Stover, stated he purchased the property from Stover estate and "as long as I am alive it will farmed".

Chair Eidt asked if cut maintains integrity of property and Mr. Stover replied that it did and did not see any disadvantage with the cut.

Commissioner Giese asked if there would be an impact of hauling dirt to which Mr. Stover replied it would entirely take place on site.

Mr. Doozan inquired what time of year would this take place. Mr. Stover stated in the Spring and Mr. Hockstok would like to have tree removal completed by March 31, 2016 with no firm date on the earth work but hoped to be completed in time to farm this year.

Commissioner DeShon asked how the cut would be a benefit to Williamstown Township's masterplan. Mr. Hockstok acknowledged issues with the river, i.e. log jam. Mr Hockstok stated he would work with township to assist with log jam problem.

Commissioner Giese asked how cut, run off will work. Mr. Hockstok stated the tail water effect. By creating a floodplain with an opening to the river, it will minimize impact and provide a benefit up stream seen by less flooding in that area.

Commissioner Weston asked if cut is on a single parcel and if property can be used for trail park plan. Mr. Stover stated that parcel has never been farmed and would agree to trail park plan but would not be willing to put that in writing when asked if he would by Vice Chair LaMore.

Commissioner Giese asked if what has been published in local newspapers regarding tax abatement was true. Mr. Hockstok replied that it was not true and a partnership with the City of Lansing will bring additional revenue to the city.

Vice Chair LaMore asked when does the township receive credit for their part in the project and Mr. Hockstok replied township would receive credit and someone has already been in contact with commissioners.

Vice Chair LaMore had questions regarding wetland construction and the agriculture run off into the river. Mr. Nurse stated area is 2000 feet away and would have a hard time seeing how that would happen. LaMore also asked will DEQ monitor the site. Mr. Hockstok stated an easement will be given to the drain commission and any future issues will go to the engineer of the cut. Good engineer practices were used, met all requirements and tried to limit impact. Mr. Iverson discussed proposed slopes, seeding and water movement.

Commissioner DeShon asked if township was giving up freedom in the future because now there is a protected wetland.

Commissioner Giese asked what were the implications in the future regarding climate change. Mr Hockstok stated that a floodplain and wetland were being added. Vice Chair LaMore asked if the increased traffic in the Lansing area would also affect climate change in the future to which Mr. Hockstok replied that they are creating a walkable area and have plans for bus stop at the location.

Public Comment:

Don, 1739 Brookshire Court, asked where the cut is located.

Tammy Gilroy, 830 Williams Street, asked if they will be able to see the cut from their property and if this will affect the river trail project. Mr. Iverson located property on map and found it to be 600 feet from cut site.

Kurt Guter, 4045 Cygnet Court, stated from a regional standpoint, he is in favor of the project.

Frank, Williams Street, asked where fill will go and will it be visible from his property.

Heather Resing, resident, stated she did not get the information about the project soon enough.

Martin Wright, 3737 Beeman Road, stated he his home is the closest to the project and urged the planning commission to recommend approval to the board.

Opposition:

Heather Resing, resident, stated they did not have enough information to make a decision.

Frank, Williams Street resident, asked if there was any effect of the project to the city of Williamston.

**Commissioner Weston moved to close the Public Hearing.
Supported by Secretary Brown-Timm.**

Discussion: none
Motion Approved.

Commissioner DeShon moved the Planning Commission recommend approval by the Board for the Site Plan contingent on Ferguson/Continental Lansing LLC ability to clean up the Red Cedar River and the township to be recognized for their efforts.

Supported by Vice Chair LaMore

Discussion:

Vice Chair LaMore suggested Ferguson/Continental Lansing LLC may want to present project to city of Williamston counsel.

Commissioner Weston had a question for Mr. Doozan regarding grading permit.

Chair Eidt stated that compensating cut was not an unreasonable use of the land.

Secretary, Brown-Timm commented with any large amount of trees; trees need to be managed to be healthy and to promote a viable wildlife area.

Roll Call: All in favor, Chair Eidt, Secretary Brown-Timm, Commissioners Weston, DeShon, Davis and Vice Chair LaMore. Not in favor, Commissioner Giese.

Motion approved.

Subdivision Ordinance Updates

Mr. Doozan brought copies of Article 4 to be reviewed by commission members before next Planning Commission meeting March 16, 2016. Revisions will be discussed at that time before being brought to board for approval.

Brookstone Estates

Mr. Doozan suggested Brookstone Estates be tabled for 60 days. Vice Chair LaMore asked if Brookstone Estates will be subjected to revisions of the Subdivision Ordinances to which Mr. Doozan said "No".

Commissioner Weston moved to table Brookstone Estates until March 16, 2016.

Supported by Commissioner Davis.

Discussion: None

Motion approved.

Review

Approval of Red Cedar Renaissance 2015 to Board.

Subdivision Ordinance to be tabled to next Planning Commission Meeting March 16, 2016.

Brookstone Estates to be tabled to next Planning Commission Meeting March 16, 2016

Chair Eidt moved to Adjourn

Seconded by Commissioner Davis

Meeting adjourned at 9:35 pm.

Rhea Johnson
Recording Secretary

Secretary Joscelyn Brown-Timm